

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 6/24/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 7939 Rider Lane, Hummelstown PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	6/27/2024
Property Sold:	7939 Rider Lane, Hummelstown PA
Purchasers:	Vannak Chim & Vuochleang Ea
Purchase Price:	\$340,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$46,209.77

Dated: 7/11/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

Universal Settlement Services of PA

ALTA Universal ID:

1423 N Atherton Street

2nd Floor

State College, PA 16803

File No./Escrow No. : PA-24-1260
 Print Date & Time: June 26, 2024 1:43 pm
 Officer/Escrow Officer :
 Settlement Location : 1423 N Atherton Street, 2nd Floor
 State College, PA 16803

Property Address: 7939 Rider Lane
 Hummelstown, PA 17036

Borrower: Vannak Chim and Vuochleang Ea
 1322 East Caracas Avenue
 Hershey, PA 17033

Seller: H. Jason Gold, Chapter 7 Bankruptcy Trustee of the Bankruptcy Estate of Eagle
 Properties and Investments LLC
 PO Box 57359
 Washington, DC 20037

Lender: NFM, Inc. dba NFM Lending and/or the Department of Housing and Urban Development,
 ISAOA/ATIMA

Settlement Date: June 27, 2024
 Disbursement Date: June 27, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from NFM, Inc. dba NFM Lending and/or the Department of Housing and Urban Development, ISAOA/ATIMA		38.59
	340,000.00	Sale Price of Property	340,000.00	
		Deposit		10,000.00
		Loan Amount		333,841.00
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
	6.93	Sewer 06/27/24-07/01/24	6.93	
	462.75	City/Town Taxes 06/27/24 - 12/31/24	462.75	
	20.11	Assessments 06/27/24 - 06/30/24	20.11	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to NFM, Inc. dba NFM Lending and/or the Department of Housing and Urban Development, ISAOA/ATIMA		
		2.932% of Loan Amount (Points) to NFM, Inc. dba NFM Lending and/or the Department of	9,788.22	
		Application Fee to NFM, Inc. dba NFM Lending and/or the Department of	1,495.00	
		Appraisal Managment/Review to NFM, Inc. dba NFM Lending and/or the Department of	75.00	
		Validation Services Fee to NFM, Inc. dba NFM Lending and/or the Department of	175.00	
		Appraisal Fee to NFM, Inc. dba NFM Lending and/or the Department of	575.00	
		Credit Report to NFM, Inc. dba NFM Lending and/or the Department of	213.59	
		Mortgage Insurance Premium to NFM, Inc. dba NFM Lending and/or the Department of	5,741.75	
		Prepaid Interest	265.24	
		\$66.31 per day from 06/27/24 to 07/01/24		
		NFM, Inc. dba NFM Lending and/or the Department of Housing and Urban Development, ISAOA/ATIMA		
		Other Loan Charges		
		Title Binder and Policy to RL Title and Escrow, Inc.	225.00	
		Title Search to RL Title and Escrow, Inc.	110.00	
		Impounds		
		Homeowner's Insurance to NFM, Inc. dba NFM Lending and/or the Department of	425.01	
		3.000 months at \$141.67/month		
		Property Taxes to NFM, Inc. dba NFM Lending and/or the Department of	383.05	
		5.000 months at \$76.61/month		
			1,877.40	
		12.000 months at \$156.45/month		
		Aggregate Adjustment to NFM, Inc. dba NFM Lending and/or the Department of		808.06
		Title Charges and Escrow/Settlement Charges		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA	2,358.80	
		Coverage: 333,841.00		
		Disclosed Premium: 2,358.80		
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
2.00		Lien Cert Fee to Universal Settlement Services of PA		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 340,000.00 Disclosed Premium: 34.20	34.20	
55.00		Tax Cert Fee to Universal Settlement Services of PA		
		Commissions		
10,200.00		Commission - Listing Agent to Century 21 New Millennium		
8,500.00		Commission - Selling Agent to Keller Williams Elite		
		Government Recording and Transfer Charges		
		Recording Fees to Dauphin County Recorder of Deeds	267.50	
1,700.00		Transfer Tax to Dauphin County Recorder of Deeds	1,700.00	
1,700.00		Transfer Tax to Dauphin County Recorder of Deeds	1,700.00	
		Payoff(s)		
227,042.48		Payoff of First Mortgage Loan to Fulton Bank		
		Loan Payoff 205,814.63		
		Additional Interest From: 1,227.85		
		04/30/24 Through:		
		06/27/24 @ 18.890000		
		Per Diem plus 5 Extra		
		Days		
		Legal Fees 20,000.00		
		Total Payoff 227,042.48		
		Miscellaneous		
		Homeowner's Insurance Premium to The Philadelphia	1,700.00	
		12 months		
965.24		2024 County/Township Taxes/good thru 12/31/24 to West Hanover Township		
10,200.00		326(a) Trustee Commission to H. Jason Gold, Bankruptcy Trustee		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
		Attorney Title Exam Fee to RL Title and Escrow, Inc.	150.00	
17,000.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
8,912.73		delinquent taxes/good thru 6/30/24 to Dauphin County Tax Claim		
1,000.00		Expense Reimbursement to Auction Markets LLC		
852.57		Final Sewer good thru 6/30/2024 to West Hanover Towhship		
5,000.00		Funds held by Bankruptcy Estate to H. Jason Gold, Bankruptcy Trustee		
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.		
		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
Seller			Borrower	
Debit	Credit		Debit	Credit
294,280.02	340,489.79	Subtotals	371,069.55	345,687.65
		Due from Borrower		25,381.90
46,209.77		Due to Seller		
340,489.79	340,489.79	Totals	371,069.55	371,069.55

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower



Vannak Chim




Vuochleang Ea

Seller

H. Jason Gold, Chapter 7 Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments LLC

BY: _____



Escrow Officer

Acknowledgement

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Borrower


Vannak Chim

Vuochleang Ea

Seller

H. Jason Gold, Chapter 7 Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments LLC

BY: H. Jason Gold Trustee



Brandy McAulay
Escrow Officer